

POD

PRODUCT SPECIFICATIONS



# QUALITY SUSTAINABLE HEALTHY LIVING

At ORCA we make planning and construction of your build as seamless (and painless) as possible.

Inspired by the Canadian landscape and lifestyle, our premium quality modular PODs offer architectural design and sustainable living.

Created for landowners, operators and start ups, ORCA designs prefabricated PODs that are perfect for primary residence extra living accommodation, hotels & retreats, or holiday rentals.

We have a selection of designs with a variety of different customer needs and lifestyles in mind.

Whether your plans are creating your dream home, adding a secondary dwelling to your property, a mountain or lake getaway, or starting up a holiday rental business, ORCA has some great modular POD designs to choose from.



# BUILDING ENVELOPE

## Light Steel Frame Structure

- (G90) Galvanized steel / 50 KSI
- LGS floors
- LGS external walls 140mm stud profile
- LGS internal non-loadbearing walls 140 mm & 90mm stud (Plan Dependent)
- LGS roof panels back-to-back studs 140mm deep

## Wall & Roof Insulation

- R36 Walls - R16 4" EPS Rigid Board + Fibreglass Batts R20
- R37 Vaulted Roof
- Ice and watershield Peel n Stick Membrane

## Floor Insulation

- R31 - Fibreglass batts

## Floor System

- 3/4" T&G Gold Edge OSB sub-floor



# EXTERIOR FINISHES

## 24ga Metal Standing seam roof and siding

- Iron Ore or Charcoal

## Cedar Wood accents

- Stain - Behr Tan

## Exterior doors & windows

- Black frame external / white frame internal
- Upgrade for Black internal & external

## Exterior wall lighting Sconce - up/down

- Type 1 or 2

## Charcoal & Behr Tan

Iron Ore





# EXTERIOR LIGHTING

Type 1



Type 2



# INTERIOR FINISHES

## Interior Paint Finish

- Benjamin Moore White Dove OC-17

## Interior Doors

- White

## Hardware package

- Stainless Steel or Matte black

## Floor Finishes

- Vinyl oak wide plank click flooring (Auquafix Grand Cru series 7.5")

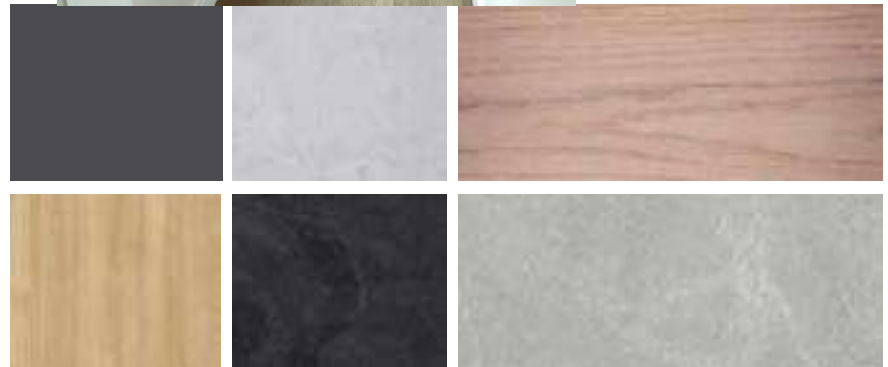
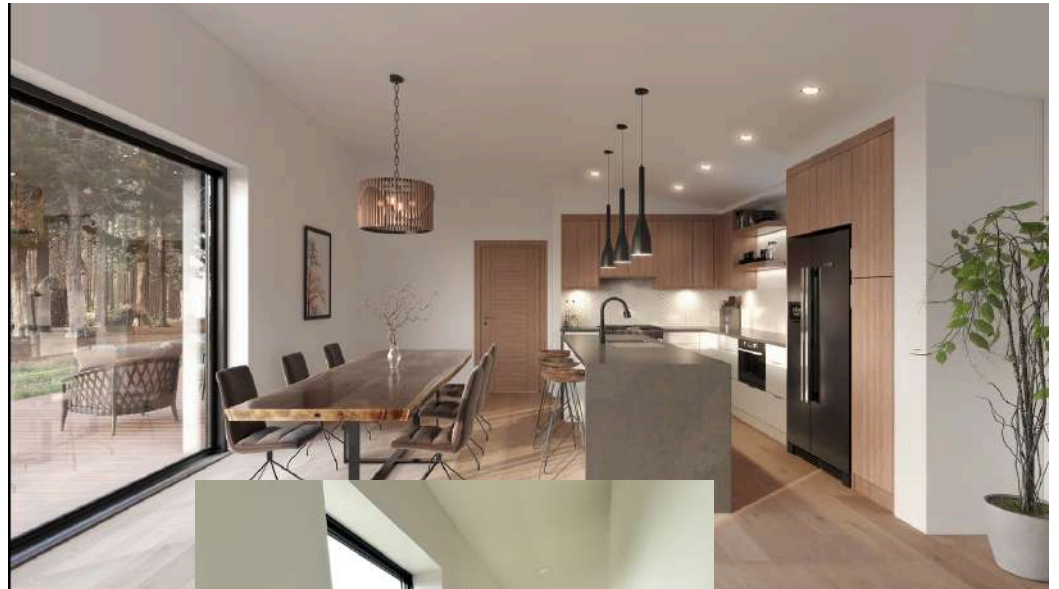
## 3" Flat trim baseboard

## HALO 3.5" LED pot lights

- White or black

## Additional Upgrades

- Lynden Oak Groove doors
- Engineered hardwood flooring



# KITCHEN

- Super Matte Cabinets (Grey/White/Tafisa Wood accents)
- Blanco Silgranit sink
- Hardware (Black / Stainless Steel / Chrome)
- Delta Faucet with pull-down spray
- 5 piece soft close doors
- Laminate Counter top – Choice of 4 colours
- Kitchen Island (model dependent)
- Mini pendant lighting - (Stainless Steel Matte black / Chrome) models with island only

## Additional Upgrades

- Quartz countertops Olympus (White/Uliano Grey )
- Custom LG/Samsung appliance package
- Waterfall Island
- Tile backsplash (2 Colour & style options on Page 9)





# BATHROOM

- Super Matte Cabinets (Grey/White/Tafisa Wood)
- Hytec 1 piece shower / 1 piece tub (model dependent)
- Single Faucet (Black / Stainless Steel / Chrome)
- Single sink
- Delta Shower head with matching valve trim (Black / Stainless Steel / Chrome)
- Tall toilet - Soft-close lid

## Additional Upgrades

- Slim shower base with half glass\*
- Deep soak tub\*
- Shower Surround Feature Tile or Fibo boards
- Heated Towel Rack
- Tile floor
- Heated floor
- Motion lights under bathroom vanity
- Dimmable lighting switches (location dependent)

\* requires feature tile surround or fibo board upgrade

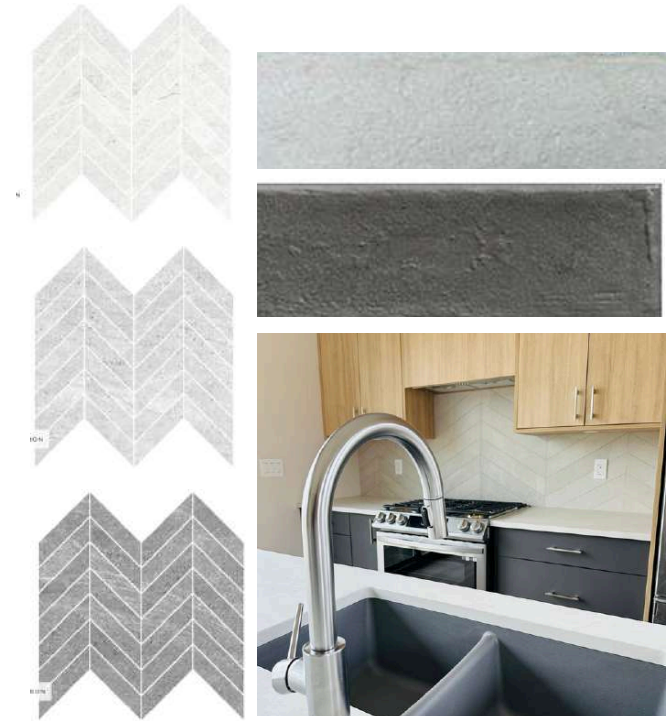




# TILE UPGRADE OPTIONS

## Kitchen

- **Chevron Julian Tile** - Slash Ivory / Slash Anthracite
- **Ames Tile Chalk Series** 3" x 12" - (Chalk white matte / Chalk Dark matte)



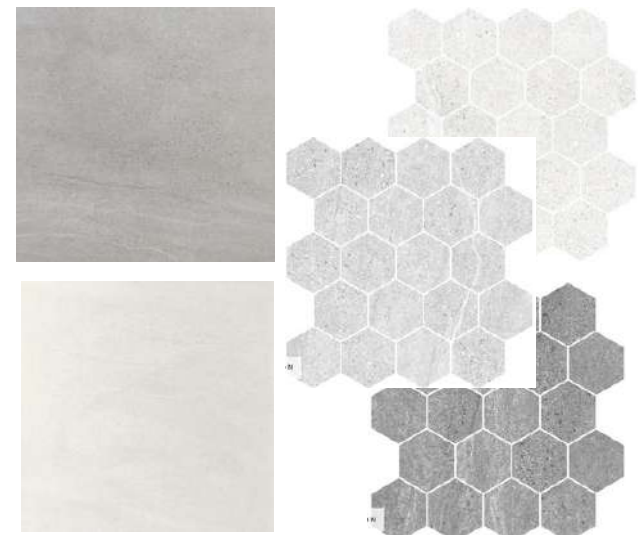
## Bathroom

### Tile shower/tub surround

- Colorado 12" x 24" or 24" x 48" (Light Grey / White)
- Colorado Hexagon 2" x 2" (Light Grey / Dark Grey / Plaza Black matte)

### Bathroom floor

- Colorado 12" x 24" or 24" x 48" (Light Grey / White)



# UTILITIES

- 200 amp electrical panel (100 amp if generator ready)
- Samsung Ductless mini-split system with heat pump
- John Wood Hot water tank 40/50 gallon
- 30 gallon in Jay, LitePOD 400 & Whiskey Jack
- Central data point for internet, TV and phone

## Additional Upgrades

- Additional mini head in bedrooms
- Jotul GF 160 DV Gas fireplace
- Gas connection for propane or natural gas (on demand, stove, fireplace & BBQ)
- Rheem on demand water heater (Gas Only)
- Solar ready utilities





# APPLIANCES

## Additional upgrade

- LG /Samsung Appliance Package
- Induction or Gas range
- Over the range hood or flush built in microwave / Microwave in Island
- Fridge / Freezer
- Dishwasher
- Stackable or all in one washer/dryer / Combo washer/dryer



## Upgrade

- Over the range microwave



# Colour Palette - DAYBREAK





# Colour Palette - TWILIGHT



# POD

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